

SKETCH PLAN

ELLIOTT'S MINOR SUBDIVISION

(A REPLAT OF LOTS 31 AND 32 IN THE ORIGINAL TOWN OF MIDDLETON - NOW WESTPOINT)

SITE DATA AND ANALYSIS:

SITE AREA: 17,424 SQ.FT., 0.40 ACRES

PRESENT ZONING: R1B

MINIMUM LOT AREA: 8,000 SQ.FT.

MINIMUM LOT WIDTH: 60 FEET

REQUIRED SETBACKS:

ALL SIDE YARD SETBACKS ARE 9'

ALL FRONT YARD SETBACKS ARE 25'

ALL REAR YARD SETBACKS ARE 25' (PRIMARY USE BUILDING)

10' (ACCESSORY BUILDING)

UNLESS OTHERWISE NOTED HEREON

THE ZONING RESTRICTIONS INDICATED ABOVE ARE TAKEN FROM THE UNIFIED ZONING ORDINANCE OF TIPPECANOE COUNTY, SECOND EDITION (EFFECTIVE JANUARY 2, 1999)

TOTAL NUMBER OF LOTS: 1



- NOTES:**
1. SITE IS ALREADY SERVED BY ALL THE UTILITIES AVAILABLE IN THE AREA.
 2. ALL CONTOUR DATA AND SPOT ELEVATIONS PROVIDED ARE BASED ON 2002 GIS DATA PROVIDED BY TIPPECANOE COUNTY.

LEGEND

- EXISTING EASEMENT
- EXISTING BUILDING SETBACK LINE
- EXISTING INDEX CONTOUR
- EXISTING INTERMEDIATE CONTOUR

JOB NO. SHEET: 07297 2 OF 2

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WEST POINT, INDIANA
SITE AND UTILITY PLAN
ELLIOTT'S MINOR SUBDIVISION

PART OF THE NE FRACTION OF SECTION N 24,
TOWNSHIP 22 NORTH, RANGE 6 WEST,
WAYNE TOWNSHIP,
TIPPECANOE COUNTY, INDIANA

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